WARRANTY DEED

Karen Johnson Davidson County
Batch# 865409 DEEDWARR
06/01/2022 08:32:23 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20220601-0062921

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LR-3214H-22-606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Holdings LLC	**New Owner**	
(NAME)	(NAME)	**091-11-0-031.00**
630 Hunts Point, #3026		
(ADDRESS)	(ADDRESS)	
Grand Prairie, TX 75050		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICTORIA LYNN PRICE AND AND JUDY A. TAYLOR AND TONYA WILKERSON AND LARRY F. DELOACH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Revised Plan of Section 1, Morrow Meadows, as of record in Book 2083, Page 105, Register's Office for said County.

Said Lot No. 47 fronts on the Easterly side of Delray Drive and runs back 112 feet on the North line and 110 feet on the South line, to a dead line in the rear on which it measures 50.04 feet.

Being the same property conveyed to Roger Lee DeLoach and wife, Helen DeLoach by Warranty Deed from Bobby R. Cannon and wife, Shirley M. Cannon of record in Book 3250, Page 355, Register's Office for Davidson County, Tennessee, dated June 30, 1961 and recorded on July 03, 1961.

Said Roger Lee DeLoach became deceased on March 7, 2021, vesting Helen DeLoach as the surviving tenant.

Said Helen DeLoach became deceased on September 7, 2021.

Affidavit of Heirship recorded in Instrument No. 20211222-0169027 and 20211222-0169028, said register's office. Said Affidavits listed Barbara Jean Criswell, Roger Dale Deloach, Larry Frank Deloach, Judy Ann Taylor and Tonya Leanne Gordon as the heirs at law of Helen Deloach.

Being the same property conveyed to Tonya Leanne Wilkerson by Quitclaim Deed from Roger Dale DeLoach of record in Instrument No. 20211222-0169029, Register's Office for Davidson County, Tennessee, dated December 09, 2021 and recorded on December 22, 2021.

Being the same property conveyed to Victoria Lynn Price by Quitclaim Deed from Barbara Jean Criswell of record in Instrument No. 20211222-0169030, Register's Office for Davidson County, Tennessee, dated December 09, 2021 and recorded on December 22, 2021.

**Said property is not the primary residence of the Grantors.
**The said Tonya Wilkerson aka Tonya Leanne Wilkerson was fka Tonya Leanne Gordon.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 105, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **606 Delray Dr., Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 24th DAY OF MAY, 2022.

Victoria Lynn Price

Judy A. Taylor

Tonya Wilkerson

Larry F. DeLoach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTORIA LYNN PRICE, JUDY A. TAYLOR, TONYA WILKERSON AND LARRY F. DELOACH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212